



Strawberry Mews

Yatton
North Somerset

2, 3 and 4
Bedroom Homes



Building more than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

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Why Strawberry Mews?



Here's why...

To make a home in a beautiful, tree-lined new neighbourhood on the semi-rural edge of the village of Yatton, a few minutes' walk from shops, pubs and takeaways and just half an hour's drive from cosmopolitan, vibrant Bristol. Enjoy fresh local produce from monthly markets and walking or cycling along the celebrated nine-mile long Strawberry Line that edges the development, all within two hours of London by rail.

Strawberry Mews
St Modwen Homes

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



Potential Future Access

Existing Development

Existing Development

Attenuation Feature

Strawberry Line Footpath

Attenuation Feature

Potential Future Access

2, 3 and 4
bedroom homes

Your Development...

Explore our **Strawberry Mews** development and check out what we have to offer.

The Wilfred
2 bedroom home

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The Nina
2 bedroom home

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The Houghton
3 bedroom home

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The Mirin
3 bedroom home

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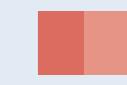
The Thea
3 bedroom home

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The Theo
3 bedroom home

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The Kea V1
3 bedroom home

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4 bedroom home

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4 bedroom home

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Affordable
Housing

Strawberry Mews
St Modwen Homes



The Wilfred

774 sq.ft.

2 Bedrooms
2 En-Suite Bathrooms
Terraced and
Semi-Detached

Strawberry Mews
St Modwen Homes

Key Features

Living/dining room with French doors to garden
Kitchen/breakfast room
Downstairs WC
Two bedrooms with en-suite bathrooms
Double glazing and high-performance insulation throughout

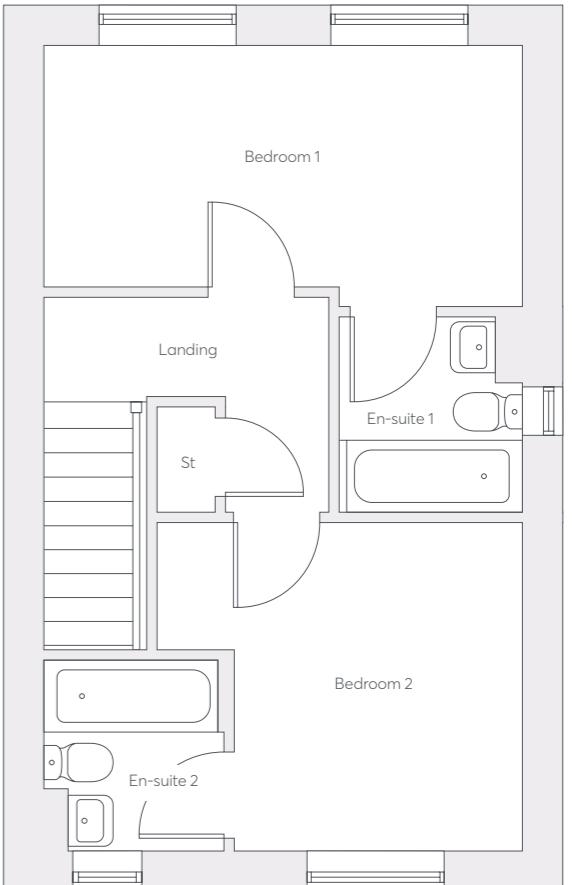
First Floor

Bedroom 1
2.53m x 4.64m
8'4" x 15'2"

En-Suite 1
1.90m x 1.78m
6'3" x 5'10"

Bedroom 2
3.18m x 2.78m
10'5" x 9'2"

En-Suite 2
1.84m x 1.76m
6'0" x 5'9"



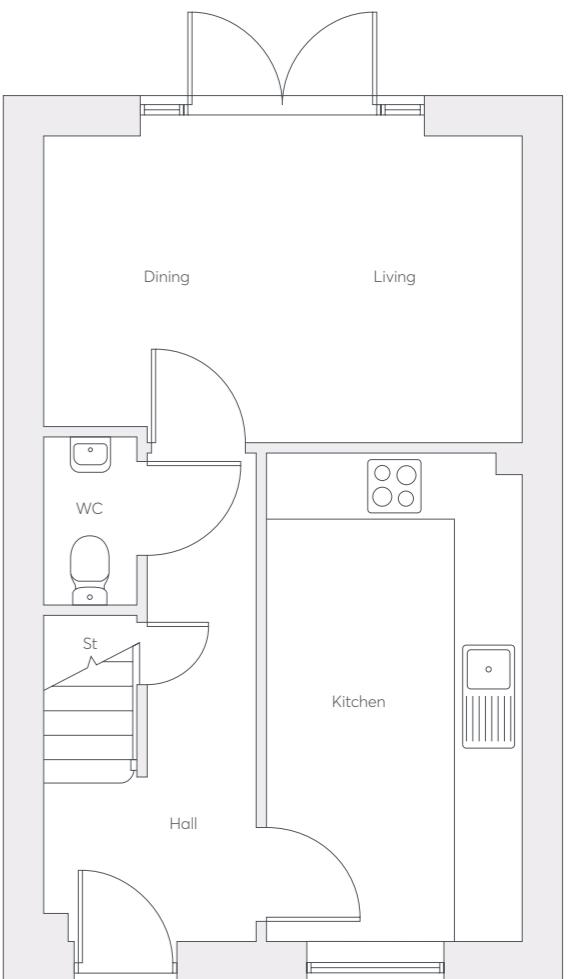
Ground Floor

Living
2.98m x 2.56m
9'9" x 8'5"

Kitchen
4.72m x 2.48m
15'6" x 8'1"

Dining
2.83m x 2.07m
9'3" x 6'10"

WC
1.64m x 0.92m
5'4" x 3'0"



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 Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Nina

776 sq.ft.

2 Bedrooms
2 Bathrooms
Terraced and
Semi-Detached

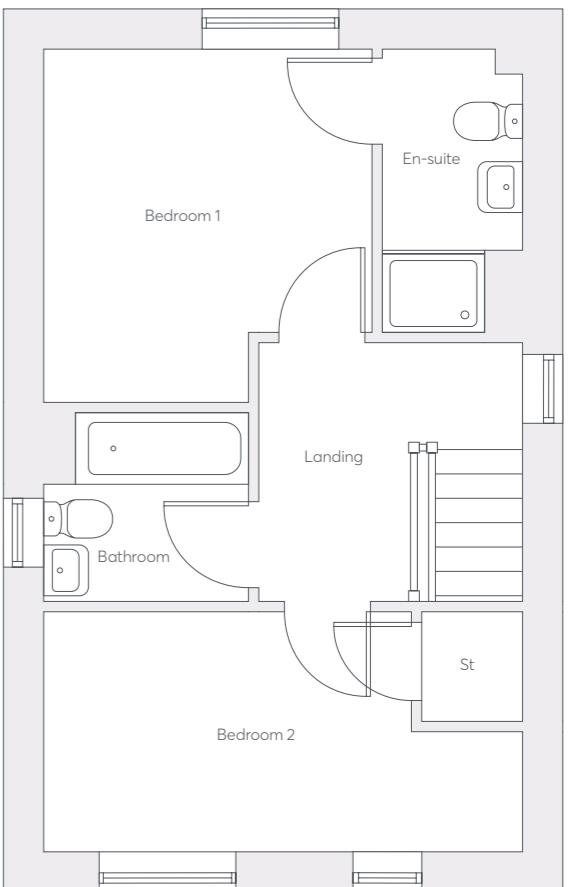
Strawberry Mews
St Modwen Homes

Key Features

Living room with French doors to garden
Open plan kitchen and dining room
Downstairs WC
Main bedroom with en-suite
Family bathroom
Full height window to bedroom two
Double glazing and high-performance insulation throughout

First Floor

Bedroom 1
2.76m x 3.18m
9'1" x 10'5"
En-Suite
2.76m x 1.36m
9'1" x 4'6"
Bedroom 2
2.33m x 4.64m
7'8" x 15'2"
Bathroom
1.85m x 1.99m
6'1" x 6'6"



Ground Floor

Living Room
3.24m x 4.64m
10'7" x 15'2"
Dining
1.91m x 2.46m
6'3" x 8'1"
Kitchen
2.55m x 2.46m
8'4" x 8'1"
WC
1.60m x 0.99m
5'3" x 3'3"



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The Houghton

909 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

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St Modwen Homes

Key Features

- Living room with walk-through to dining room
- Open plan kitchen/dining room with French doors to garden
- Utility area
- Downstairs WC
- Family bathroom
- En-suite main bedroom
- Double glazing and high-performance insulation throughout

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First Floor

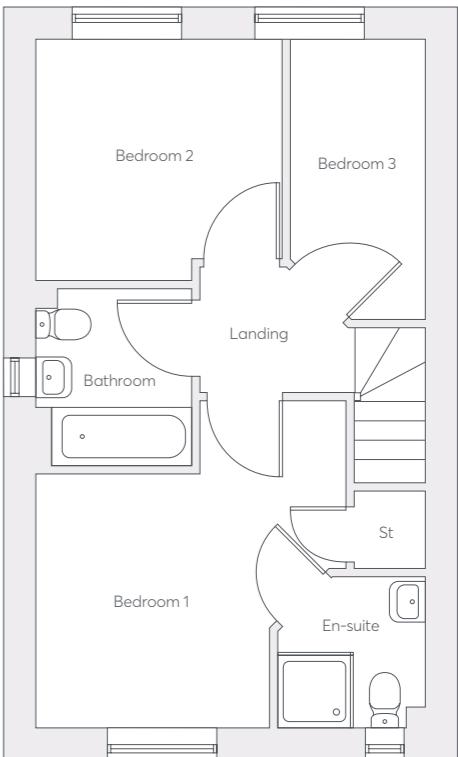
Bedroom 1
3.77m x 3.79m
12'5" x 12'9"

En-Suite
1.80m x 1.91m
5'11" x 6'3"

Bedroom 2
3.01m x 2.70m
9'10" x 8'10"

Bedroom 3
1.92m x 3.42m
6'4" x 11'2"

Bathroom
1.70m x 1.98m
5'7" x 6'6"



Ground Floor

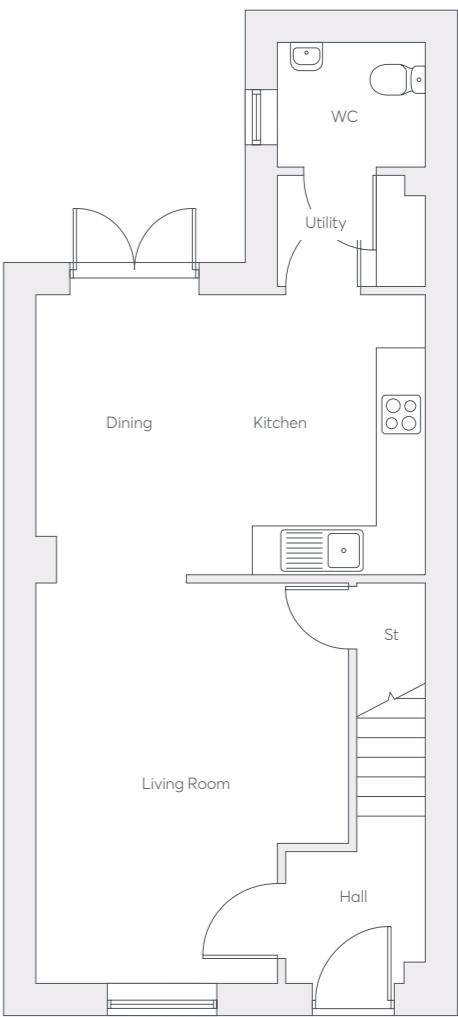
Living Room
4.84m x 3.79m
15'11" x 12'5"

Dining
3.42m x 2.28m
11'2" x 7'6"

Kitchen
3.42m x 2.45m
11'2" x 8'0"

Utility
1.84m x 1.81m
6'0" x 5'11"

WC
1.81m x 1.02m
5'11" x 3'4"



Find this
home on
the siteplan

Please speak to the sales consultant
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The Mirin

933 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

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Key Features

- Open-plan kitchen dining room with French doors to garden
- Living room with dedicated study area
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Double glazing and high-performance insulation throughout

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First Floor

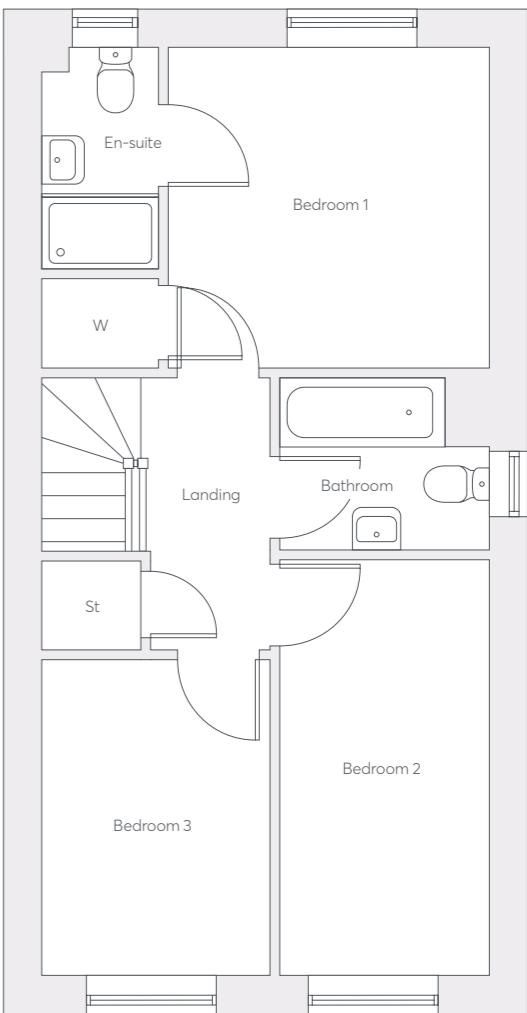
Bedroom 1
3.27m x 3.28m
10'9" x 10'9"

En-Suite
2.27m x 1.20m
7'5" x 3'11"

Bedroom 2
4.24m x 2.15m
13'11" x 7'1"

Bedroom 3
3.23m x 2.33m
10'7" x 7'8"

Bathroom
1.77m x 2.15m
5'10" x 7'1"



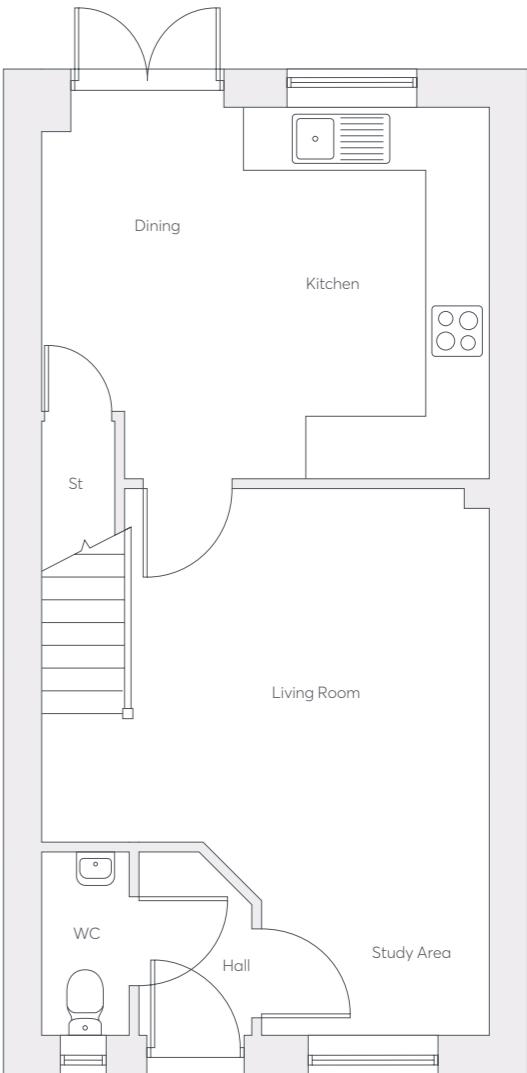
Ground Floor

Living Room
5.57m x 4.57m
18'3" x 15'0"

Kitchen
3.81m x 2.69m
12'6" x 8'10"

Dining
3.81m x 1.89m
12'6" x 6'2"

WC
1.87m x 0.90m
6'2" x 2'11"



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The Thea

934 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

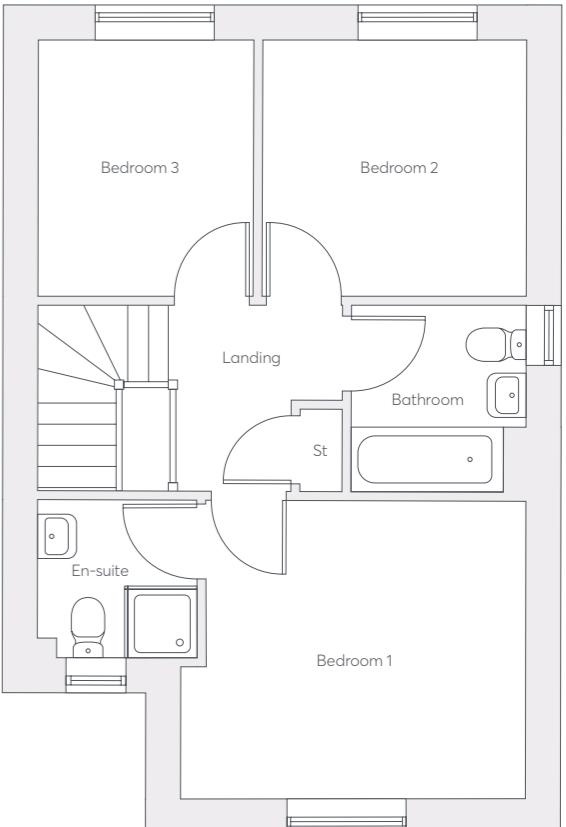


Key Features

Open plan kitchen/dining room with French doors to garden
Utility room with back door
Downstairs WC
En-suite main bedroom
Full gas fired central heating
Double glazing and high-performance insulation throughout
Ample storage

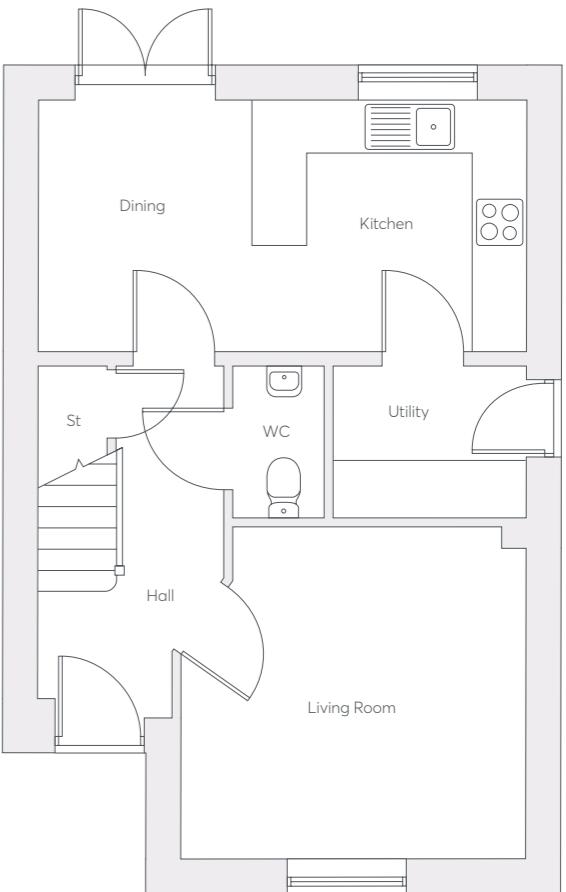
First Floor

Bedroom 1
3.32m x 3.85m
10'11" x 12'7"
En-Suite
1.75m x 1.78m
5'9" x 5'10"
Bedroom 2
2.88m x 2.93m
9'5" x 9'7"
Bedroom 3
2.88m x 2.41m
9'5" x 7'11"
Bathroom
2.06m x 1.94m
6'9" x 6'4"



Ground Floor

Living Room
3.70m x 3.85m
12'2" x 12'7"
Kitchen
2.82m x 3.03m
9'3" x 9'11"
Dining
2.82m x 2.40m
9'3" x 7'10"
Utility
1.71m x 2.15m
5'7" x 7'1"
WC
1.71m x 1.03m
5'7" x 3'4"



Strawberry Mews
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 Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Theo

974 sq.ft.

3 Bedrooms
2 Bathrooms
Detached and
Semi- Detached

Strawberry Mews
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Key Features

- Open-plan kitchen dining room with French doors to garden
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Double glazing and high-performance insulation throughout
- Dual aspect living

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First Floor

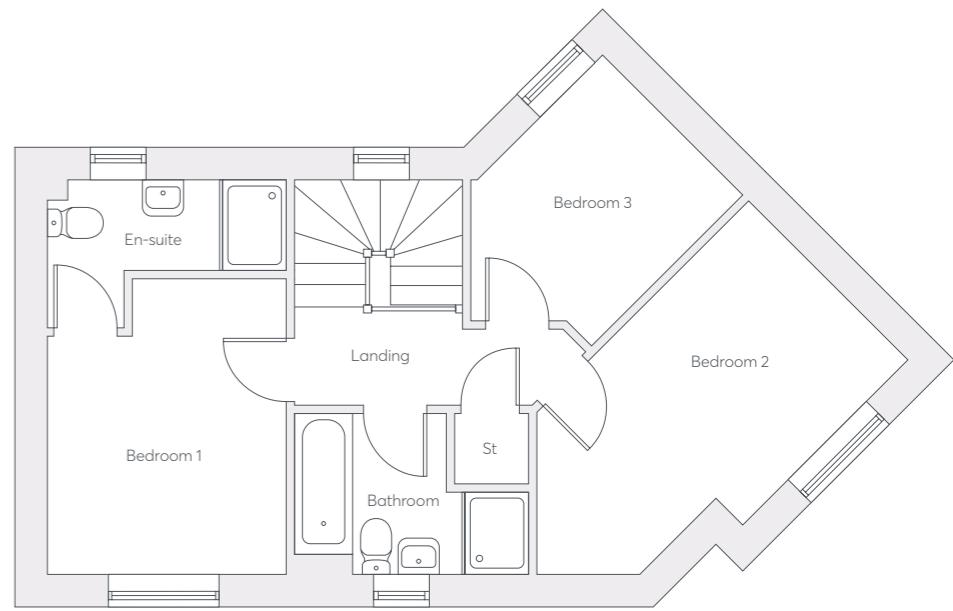
Bedroom 1
2.88m x 2.87m
9'5" x 9'5"

En-Suite
1.10m x 2.87m
3'7" x 9'5"

Bedroom 2
3.92m x 4.50m
12'10" x 14'9"

Bedroom 3
3.53m x 3.28m
11'7" x 10'9"

Bathroom
1.94m x 2.81m
6'4" x 9'3"



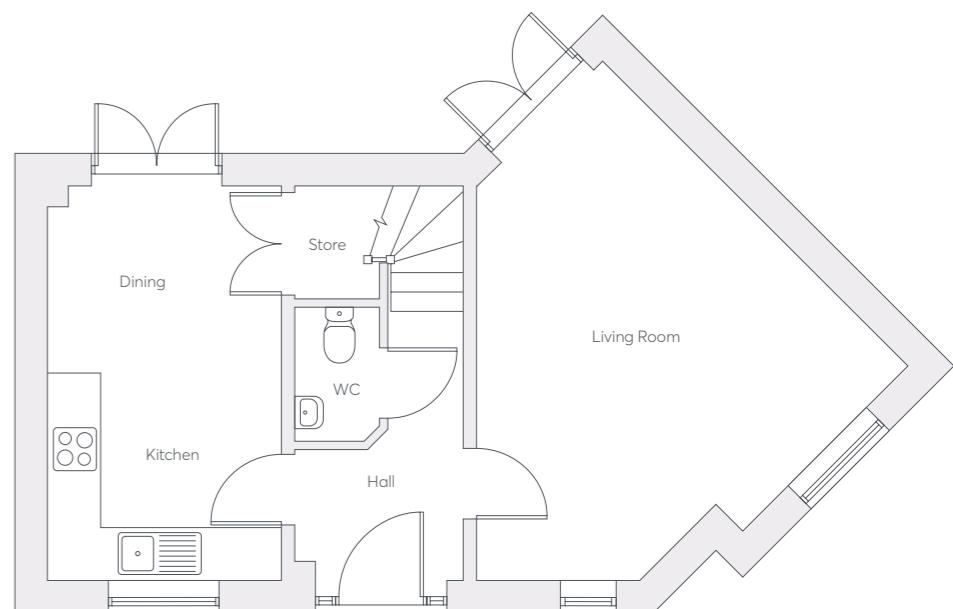
Ground Floor

Living Room
6.27m x 5.20m
20'7" x 17'1"

Kitchen
2.57m x 2.81m
8'5" x 9'3"

Dining
2.18m x 2.81m
7'2" x 9'3"

WC
1.62m x 1.03m
5'4" x 3'5"



Find this
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the siteplan

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The Kea v1

1001 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Strawberry Mews
St Modwen Homes

Key Features

- Dual aspect living room with French doors
- Dual aspect kitchen/dining room with french doors
- Downstairs WC
- Utility room
- Main bedroom with en-suite and Juliet balcony
- Family bathroom
- Double glazing and high-performance insulation throughout

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First Floor

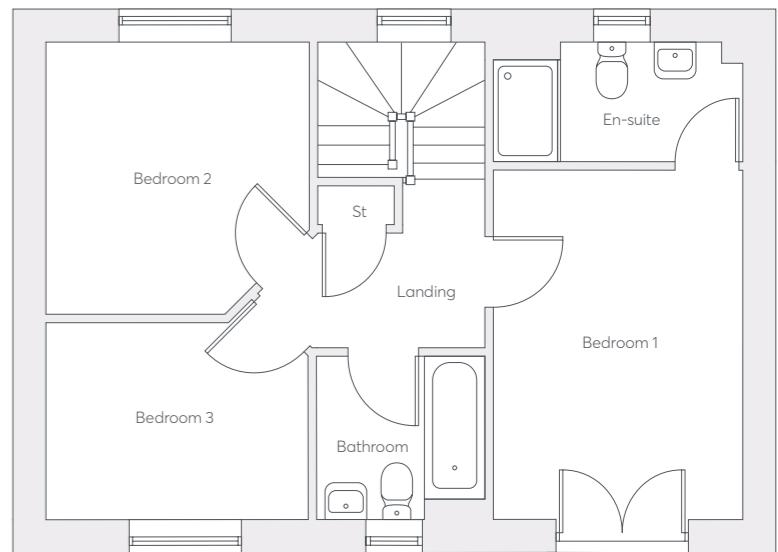
Bedroom 1
4.14m x 2.96m
13'7" x 9'8"

En-Suite
1.43m x 2.96m
4'8" x 9'8"

Bedroom 2
3.23m x 3.12m
10'7" x 10'3"

Bedroom 3
2.33m x 3.09m
7'8" x 10'2"

Bathroom
2.19m x 1.99m
7'2" x 6'6"



Ground Floor

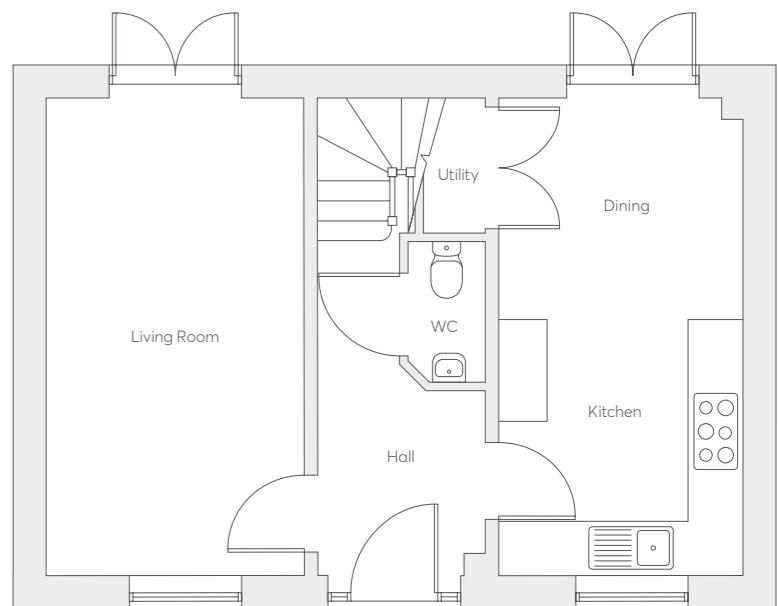
Living Room
5.65m x 3.06m
18'6" x 10'10"

Kitchen
3.02m x 2.89m
9'11" x 9'6"

Dining
2.62m x 2.90m
8'7" x 9'6"

Utility
1.61m x 0.74m
5'4" x 2'5"

WC
0.92m x 1.68m
3'0" x 5'6"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Kea v2

1001 sq. ft.

3 Bedrooms
2 Bathrooms
Detached and
Semi-Detached

Strawberry Mews
St Modwen Homes

Key Features

- Dual aspect kitchen/dining room with French doors to garden
- Dual aspect living room
- Downstairs WC
- Utility cupboard
- Main bedroom with en-suite and Juliet balcony
- Dual aspect third bedroom

First Floor

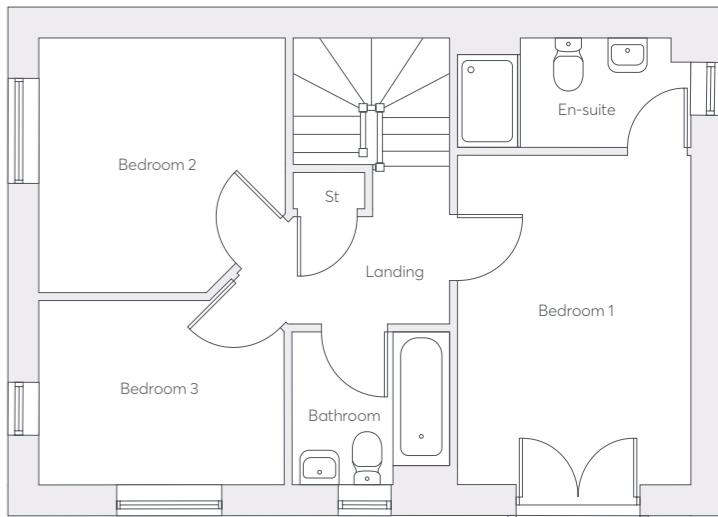
Bedroom 1
4.14m x 2.96m
13'7" x 9'8"

En-Suite
1.40m x 2.96m
4'7" x 9'8"

Bedroom 2
3.23m x 3.12m
10'7" x 10'3"

Bedroom 3
2.33m x 3.09m
7'8" x 10'2"

Bathroom
1.94m x 1.99m
6'4" x 6'6"



Ground Floor

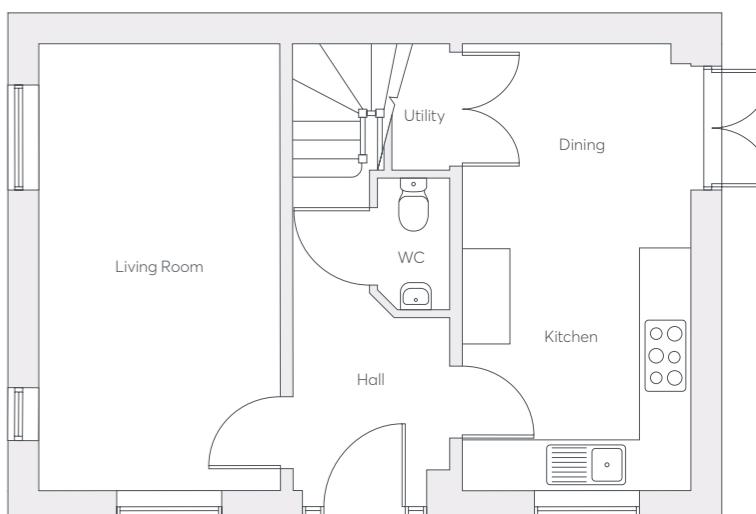
Living Room
5.65m x 3.06m
18'6" x 10'0"

Kitchen
3.05m x 2.90m
10'10" x 9'6"

Dining
2.60m x 2.89m
8'6" x 9'6"

Utility
1.61m x 0.74m
5'4" x 2'5"

WC
0.92m x 1.68m
3'0" x 5'6"



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 Find this home on the siteplan

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The Edwena

1021 sq.ft.

3 Bedrooms
2 Bathrooms
Detached

Strawberry Mews
St Modwen Homes

Key Features

- Kitchen/dining room with French doors to garden
- Downstairs WC
- Utility room
- Main bedroom with en-suite
- Family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout



First Floor

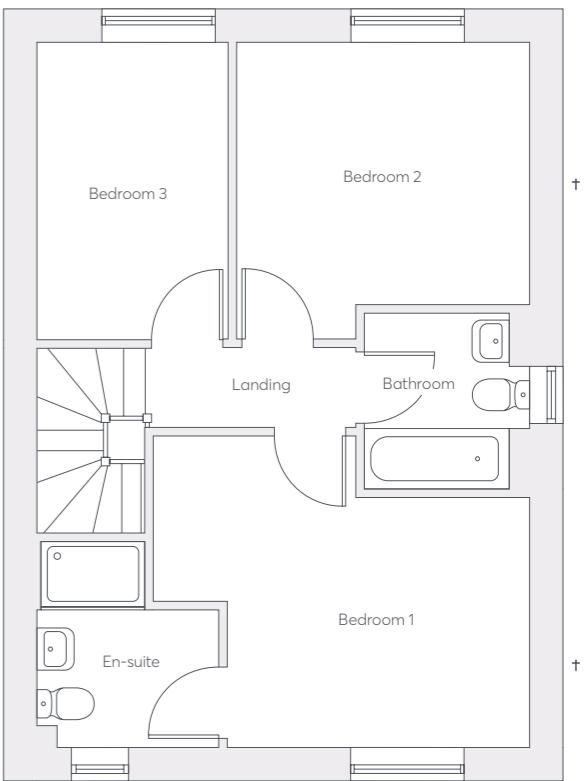
Bedroom 1
3.65m x 3.53m
12'0" x 11'7"

En-Suite
2.41m x 2.14m
7'11" x 7'0"

Bedroom 2
3.47m x 3.42m
11'5" x 11'3"

Bedroom 3
3.47m x 2.25m
11'5" x 7'5"

Bathroom
2.05m x 1.93m
6'9" x 6'4"



Ground Floor

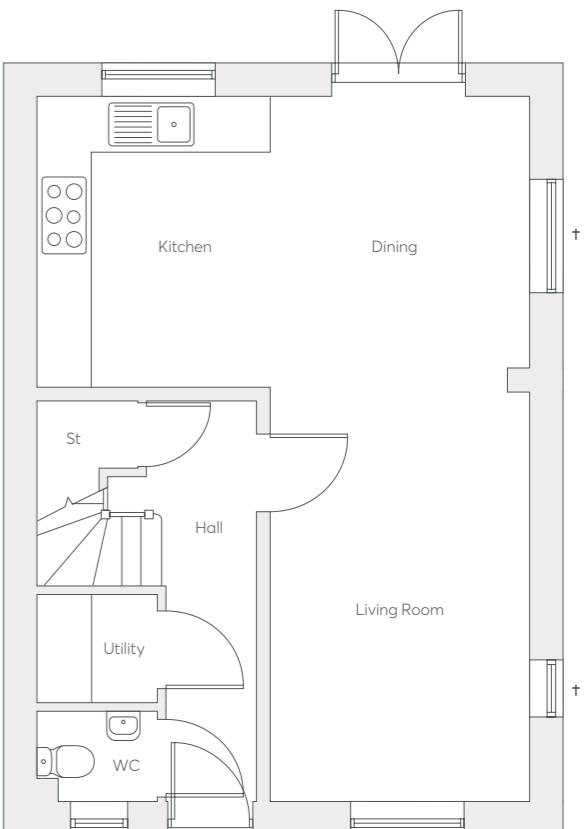
Living Room
4.83m x 3.03m
15'10" x 9'11"

Kitchen
3.41m x 2.74m
11'2" x 9'0"

Dining
3.41m x 3.03m
11'2" x 9'11"

Utility
1.28m x 1.43m
4'2" x 4'8"

WC
1.05m x 1.43m
3'5" x 4'8"



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The Barlow

1362 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

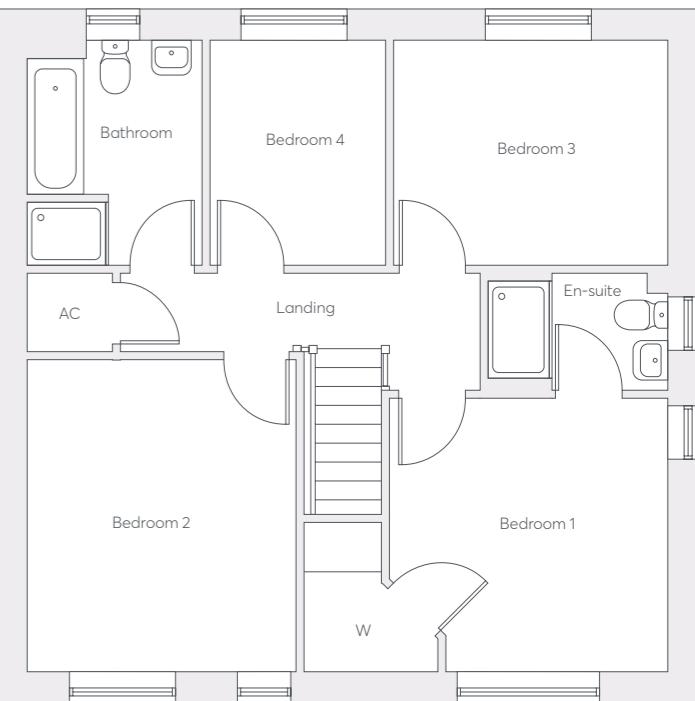
Strawberry Mews
St Modwen Homes

Key Features

Open plan dual aspect living space with French doors
Downstairs WC
Utility room
Private study
En-suite bedroom with dressing room
Family bathroom with separate shower
Full gas fired central heating
Double glazing and high-performance insulation throughout

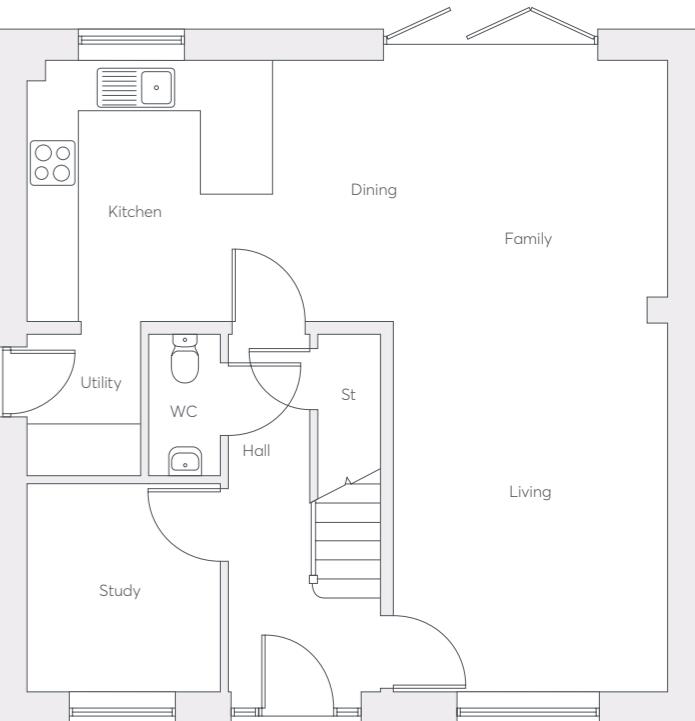
First Floor

Bedroom 1
3.49m x 3.42m
11'5" x 11'3"
En-Suite
2.25m x 1.47m
7'5" x 4'10"
Bedroom 2
3.37m x 3.92m
11'1" x 12'10"
Bedroom 3
3.43m x 2.83m
11'3" x 9'3"
Bedroom 4
2.83m x 2.21m
9'3" x 7'3"
Bathroom
2.20m x 2.83m
7'3" x 9'3"



Ground Floor

Living
4.55m x 3.49m
14'11" x 11'5"
Kitchen
3.26m x 3.08m
10'8" x 10'1"
Dining
3.26m x 1.83m
10'8" x 6'0"
Family
3.26m x 3.10m
10'8" x 10'2"
Study
2.42m x 2.63m
7'11" x 8'7"
Utility
1.43m x 1.77m
4'8" x 5'10"
WC
0.91m x 1.77m
3'0" x 5'10"
Hall
St
Living



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Find this
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the siteplan

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The Garnet

1454 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

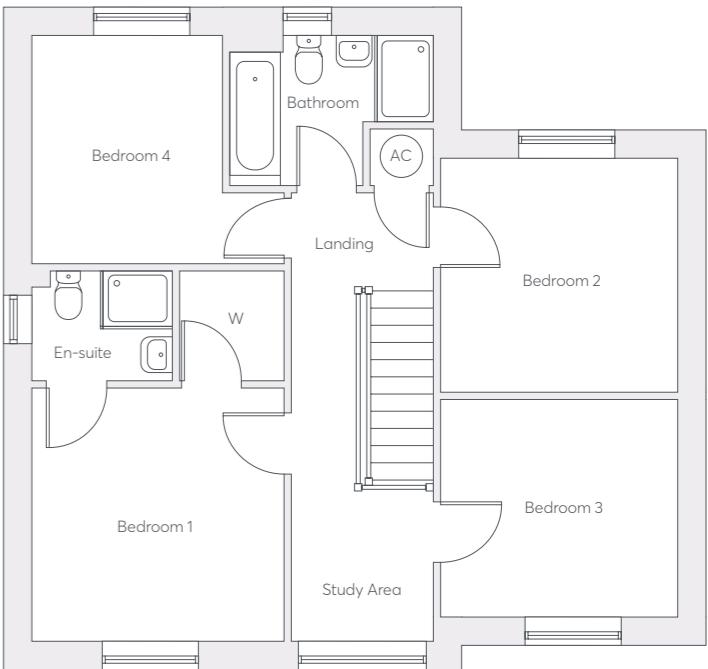
Strawberry Mews
St Modwen Homes

Key Features

Dual aspect living room with French doors to garden
Open plan kitchen/dining room with French doors to garden
Utility room
Family room
Downstairs WC
Study area
Family bathroom with separate shower
En-suite main bedroom with dressing room

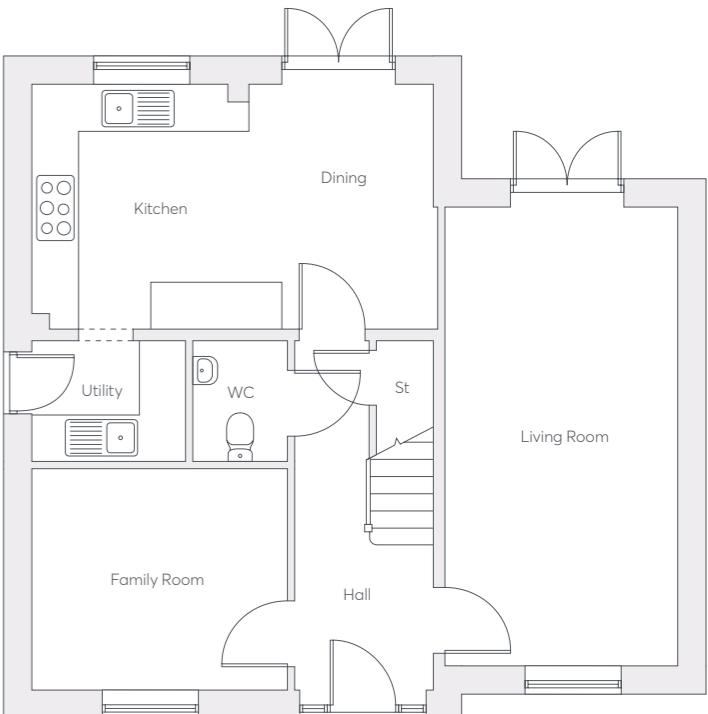
First Floor

Bedroom 1
3.50m x 3.46m
11'6" x 11'4"
En-Suite
1.94m x 1.51m
6'4" x 5'0"
Bedroom 2
3.23m x 3.29m
10'7" x 10'9"
Bedroom 3
3.00m x 3.26m
9'10" x 10'8"
Bedroom 4
3.13m x 2.65m
10'3" x 8'9"
Bathroom
2.08m x 2.79m
6'10" x 9'2"



Ground Floor

Living Room
6.32m x 3.23m
20'9" x 10'7"
Kitchen
3.58m x 3.39m
11'9" x 11'1"
Dining
2.02m x 3.39m
6'8" x 11'1"
Family Room
3.53m x 3.04m
11'7" x 10'0"
Utility
1.68m x 2.13m
5'6" x 7'0"
WC
1.31m x 1.68m
4'4" x 5'6"



[†] Gable window to plot 1 only

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Find this home on the siteplan

Additional window to plot 1, please consult our sales consultant for more information

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The Mayne

1752 sq.ft.

4 Bedrooms
3 Bathrooms
Detached

Strawberry Mews
St Modwen Homes

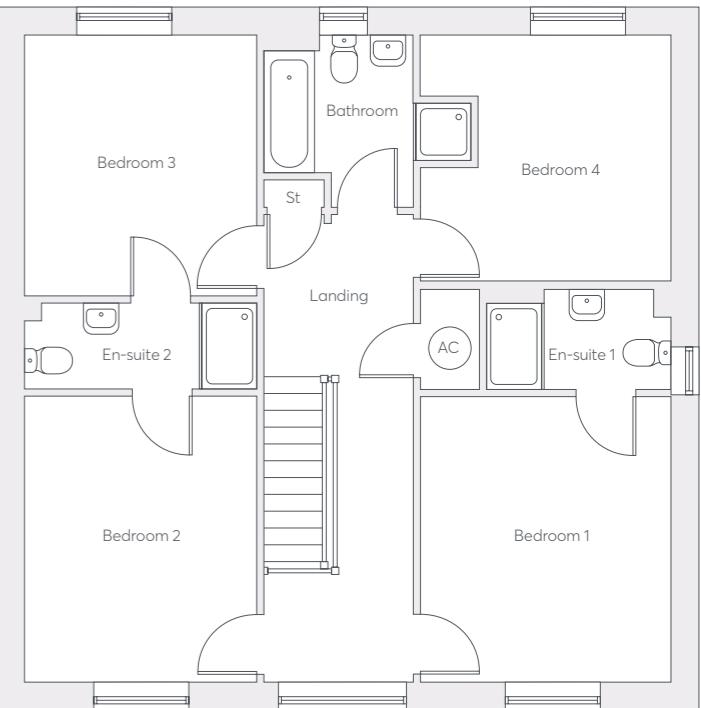
Key Features

Open plan kitchen/dining and family room with bi-fold doors to garden
Utility room
Private study
Downstairs WC
En-suite to bedroom 1
Jack & Jill en-suite to bedrooms 2 and 3
Family bathroom with separate shower
Full gas fired central heating
Double glazing and high-performance insulation throughout

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be 'handed' or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

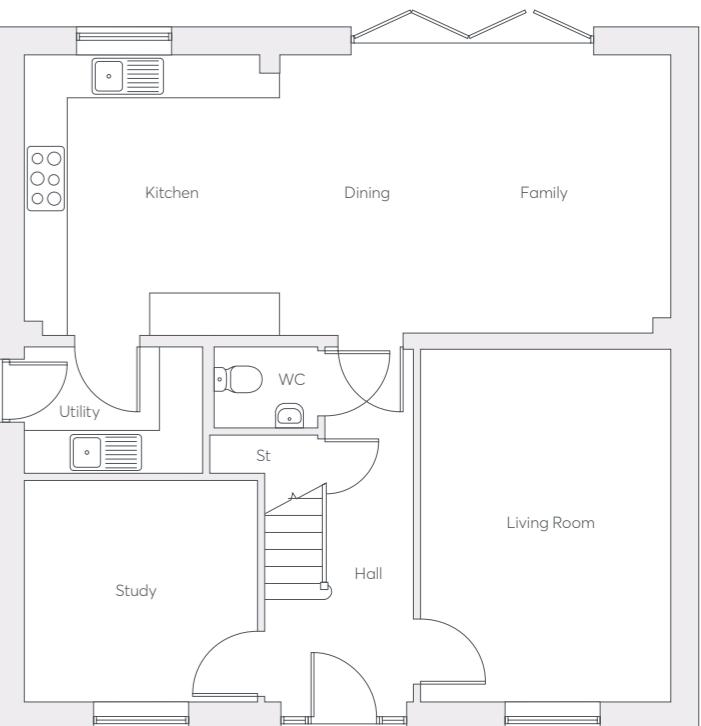
First Floor

Bedroom 1
3.99m x 3.50m
13'1" x 11'6"
En-Suite 1
1.40m x 2.58m
4'7" x 8'6"
Bedroom 2
3.99m x 3.26m
13'1" x 10'8"
En-Suite 2
1.20m x 3.26m
3'11" x 10'8"
Bedroom 3
3.64m x 3.24m
11'11" x 10'7"
Bedroom 4
3.44m x 3.50m
11'3" x 11'6"
Bathroom
2.41m x 2.89m
7'11" x 9'6"



Ground Floor

Living Room
5.10m x 3.51m
16'9" x 11'6"
Kitchen
3.92m x 3.53m
12'10" x 11'7"
Dining
3.92m x 2.94m
12'10" x 9'8"
Family
3.92m x 2.55m
12'10" x 8'4"
Study
3.10m x 3.26m
10'2" x 10'8"
Utility
1.77m x 2.49m
5'10" x 8'2"
WC
1.13m x 1.45m
3'9" x 4'9"
St
Staircase



Find this
home on
the siteplan

Please speak to the sales consultant
for more details and clarification
of the kitchen layout and design

Specification

Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices

Worktop with upstand to wall

Composite single bowl sink and monobloc mixer tap

Stainless steel cooker hood and stainless steel splashback to hob

4-burner gas hob to Terraced and Semi-detached homes; 5-burner gas hob to detached homes

Stainless steel single fan oven

Plumbing and electrics for washing machine

Plumbing and electrics for dishwasher

3 spot LED bar light to ceiling

Bathroom/En-Suite/WC

Roca contemporary style white sanitaryware with VADO monobloc tap

VADO Thermostatic shower mixer valve (where applicable)

Low profile shower tray with chrome style framed clear glass enclosure

Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Electrical

TV socket to lounge

Telephone socket (housetypes vary - please see drawings for location)

White sockets and switches

PIR operated porch light

Front doorbell and chime

USB charging socket to kitchen

Power and lighting to integral garages

Photovoltaic roof panels (position and quantity specific to plot and orientation - ask for details)

Battery operated carbon monoxide detectors (locations vary)

Mains wired (with battery back-up) smoke detectors

Heating

Gas central heating throughout

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating zones

Exterior

Double glazed PVCu windows

Double glazed PVCu french casement or bi-fold doors to patio (where layout permits)

PVCu fascias, soffits and rainwater goods (where shown on drawings)

Multi-point door locking system to front and rear/side doors

Up-and-over steel garage door (where applicable)

House numbers ready fitted

Decorative

Square spindles and newels to staircase

Square featured skirting boards and architraves

Vertical Panel White internal doors with satin nickel finished handles

Smooth finish ceilings, painted in white

Walls painted in white matt emulsion

Woodwork painted in white satin finish

Landscaping

Turf to front garden

1.8m larch lap fencing panels or solid close-board fencing

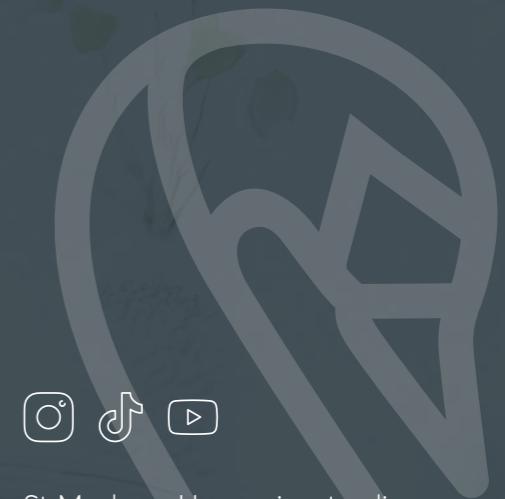
1.8m fence to rear boundary only (please refer to boundary treatment drawing)

Rotovated topsoil to rear garden



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